

COMPENSATION

Salary range for the successful candidate is \$55,404 - 96,552 annually. *Salary Schedule lists position as Project Manager - Development Non-Classified.

Benefits:

The City offers an attractive benefit package, the central provisions of which are as follows:

Retirement - The City is a member of the State of California Public Employee's Retirement System (PERS) and uses the 2.7% at 55 formula. The City pays approximately \$369 to \$643 per month of the employee's contribution towards the State Retirement Plan (PERS).

Health Insurance - The City offers three health insurance plans and contributes up to \$681 per month for employee and dependent coverage.

Dental Insurance - The City provides two dental insurance plans and contributes \$35 per month.

Life Insurance - The City provides and pays for term life insurance with accidental death and dismemberment equal to two times the annual salary plus \$1,000 to a maximum of \$300,000.

Deferred Compensation - The City contributes up to \$200 per month to a deferred compensation plan for a minimum employee contribution.

Leave Benefits - Includes all the typical vacation, sick leave, bereavement leave and holiday benefits.

APPLICATION AND SELECTION PROCESS

For information regarding this opportunity, contact:

City of Riverside
Human Resources Department
3780 Market Street
Riverside CA 92501
951/826-5808 - FAX 951/826-5943
www.riversideca.gov

Conrad Guzkowski
Development Department
(951)826-5649.
conradg@riversideca.gov

Applications will be accepted by the Human Resources Department until it has been determined that a sufficient amount of qualified applications have been received. The filing period may be closed at any time. Candidates are encouraged to submit applications as early as possible. To be considered, please submit a City application, resume, cover letter, and a list of three work-related references.

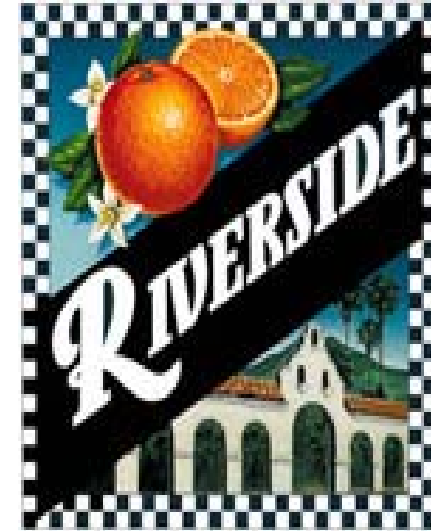
Applications will be screened in relation to the criteria outlined in this brochure. Candidates with relevant qualifications may be invited to compete in a written exam and/or oral evaluation. References will not be contacted until after mutual interest has been established.

Job Code: 94112

NOTE: The City of Riverside does not reimburse candidates for any expenses incurred as a result of this recruitment. Appointment may be made at any step contingent upon qualifications of successful candidate.

City of Riverside
Equal Opportunity Employer
Qualified women and minorities
are strongly encouraged to apply.

The City of Riverside



is seeking
a

REDEVELOPMENT AREA MANAGER*

to \$96,500 Annually
(Salary Under Review)

THE COMMUNITY

Known as the “best kept secret in Southern California,” Riverside is a rapidly growing city of 265,684 that currently ranks as the 11th largest city in California. Located in the Santa Ana River Valley approximately 60 miles east of Los Angeles and 100 miles north of San Diego. It is a city with historic roots, a progressive outlook, and a tradition of stable, elected civic leaders committed to maintaining a diversified economy, balanced land uses, quality developments and cultural amenities.

The City is home to four internationally recognized colleges and universities, including the prestigious University of California, Riverside with an expanding student population of over 15,000. Riverside is a large and diverse economy with the Inland Empire’s largest number of businesses and total jobs. Incorporated in 1883, Riverside is a unique blend of historic charm and modern city features. The community is rich in history, art and culture, and its residents enjoy excellent ballet, symphony, art, museums, theater and the Citrus State Historic Park.

The city is an important financial and professional center with numerous legal, accounting, brokerage, architectural, engineering, software firms and banking institutions with holdings exceeding \$3 billion in total deposits. The downtown is anchored by the historic Mission Inn, has earned a reputation as the “Downtown of the Inland Empire.” It is home to many state government offices, the Riverside County Administrative Center and a legal complex consisting of county, state and federal courts.

Riverside’s diverse manufacturing base includes such sectors as electrical instruments, plastics, wood and metal fabrication, food processing and recreational vehicles. Technological and manufacturing companies are supported by educational institutions offering specialized training and research partnerships. Businesses benefit from excellent freeways, rail access, high-speed fiber optic telecommunications, reasonable land and building costs, city owned electrical and water systems and a large general aviation airport. The City’s prime industrial land is located within redevelopment or enterprise zones that offer tax incentives to expanding eligible companies.

From its carefully laid out historic Mile Square to its 1924 Civic Center designed by the same planner responsible for San Francisco’s, Charles Cheney, Riverside’s citizens are proud of the city’s unique character born from a tradition of careful planning. Over 100 City Landmarks, 20 National Register Sites and 2 National Landmarks have been designated, all offering enjoyment and education to city residents and visitors.

THE REDEVELOPMENT OPPORTUNITY

The City of Riverside was incorporated in 1883 and has operated under the council-manager form of government established by City Charter in 1953. Riverside’s historic Downtown dates back to the late 1800s when the region’s citrus industry made the Riverside area one of the wealthiest communities in the country. Over the years, Riverside expanded through a series of annexations to the 85-square-mile City it is today. The Redevelopment Agency was created in 1969, and has operated since with ever increasing responsibilities. Today, Riverside has nine distinct areas under redevelopment. To advance its redevelopment program, the Agency hired a Downtown Development Manager to shepherd development initiatives in the City’s historic downtown. Based upon the success of that strategy, the Redevelopment Agency has created the “at-will” Redevelopment Area Manager position to take full charge responsibility for promoting development initiatives in the Agency’s more complex and diverse project areas, including the City’s historic Downtown.

The newest of the Agency’s project areas have a distinct mixed character. Starting with University Corridor/Sycamore Canyon, the Agency merged a commercial corridor, located at the “front door” to the UC Riverside campus, with a largely industrial area. More recently, the Agency just formed the Hunter Park/Northside project area, which blends high technology with traditional neighborhood presentation. Even the Downtown is merged with the City’s Airport area, for redevelopment purposes, to create a financially healthy, albeit distinctively different, amalgamation of traditional areas. This blending of new initiatives with quality community goals is what defines Riverside.

The City Council’s commitment to broad-based economic development and redevelopment is strong and robust. Recent staffing additions have been authorized at both the Project Manager and Area Manager levels in order to help ensure that the Agency’s redevelopment efforts are effective, comprehensive, and forward moving.

THE POSITION

The City of Riverside is seeking three exceptional visionary and progressive redevelopment professionals who will work collaboratively in a results-oriented organization to serve as Redevelopment Area Managers. The individuals selected for these positions will enjoy a challenging opportunity to carry out several major existing development projects, and to initiate new projects that will transform Riverside’s major mixed redevelopment project areas into uniquely successful, individually important and mutually dependent redevelopment success stories.

Each Redevelopment Area Manager is an “at will” position and will report to the Redevelopment Program Manager. Under administrative direction, the incumbents will be responsible to initiate, plan, develop, organize and manage development programs and activities in the designated Redevelopment Areas. These positions involve all aspects of urban redevelopment work including, but not limited to real estate development and analysis, financial analysis, project budgeting and control, construction liaison, community interaction, developer negotiations, interface with property owners and tenants, contract preparation and supervision, marketing, and to perform other related duties as required.

To carry out the mission, and meet objectives, the City is looking for urban/economic development professionals with a demonstrated talent in commercial, office and industrial projects. Candidates with proven experience in project management, community consensus building, resource leveraging, competitive asset development, strategic thinking, and visioning will be ranked most highly. The successful candidates will be expected to independently carry responsibility for redevelopment project facilitation through the entire development cycle, including conceptualization, planning and design, entitlement, and construction. Experience with capital projects, infrastructure, industrial user needs, and commercial marketing will be a plus.

These positions require the equivalent of a Bachelor’s Degree from an accredited four-year college or university in a relevant area of study. Four years of professional administrative or analytical experience in urban planning, real estate development, redevelopment, community development, housing, economic development, or related field. Experience must include one year in the direct management of redevelopment projects. A Master’s Degree and relevant professional certifications are highly desirable and may be substituted for one-year of the required experience, except the required redevelopment project management experience.